



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: FLU-22-05

LPA Public Hearing: September 7, 2022
October 13, 2022

Applicant: M J H Properties, Inc.

Representative: Robert Pergolizzi

Subject Property: Approximately 2.33 acres located at 2231 Blanchard Court in unincorporated Largo.

Parcel ID(s): 03/30/15/00000/340/0310



REQUEST:

Future Land Use Map (FLUM) amendment from Residential Urban (RU) to Residential Low Medium (RLM). The request would allow for additional residential dwelling units on property currently developed with multi-family dwelling units. The applicant intends to keep some of the existing units, demolish some units, and redevelop a portion of the site with new multi-family dwelling units.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

At the September 7th, 2022, public hearing, the Local Planning Agency continued the case to the scheduled October 13th, 2022, public hearing due to lacking a quorum of the Board. The October 13th LPA hearing was cancelled.

At the November 9, 2022, The LPA found that the proposed Future Land Use Map amendment is **consistent** with the Pinellas County Comprehensive Plan and recommended **approval** by the Board of County Commissioners. (The vote was 3-2 in favor of approval).

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed FLUM amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **approval** of the proposed FLUM amendment to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on August 8, 2022. The DRC Staff summary discussion and analysis follows:

The subject property consists of 2.33 acres located at 2231 Blanchard Court in unincorporated Largo. The entrance to the property is via Blanchard Court, which is a private drive that connects to 23rd Avenue SW. 23rd Avenue SW connects to Seminole Boulevard, approximately 800 feet east of the subject property, and just north of the Seminole Boulevard/Ulmerton Road intersection. 23rd Avenue SW dead ends approximately 250 feet west of the subject property. The site is currently developed with 12 multi-family dwelling units spread among five separate one-story residential buildings and associated parking that was developed in 1989. According to the submitted application, the applicant intends to keep some of the existing units, demolish some units, and redevelop a portion of the site with new dwelling units. The current RU designation allows up to 17 total units on the property. The FLUM change to RLM would allow for a maximum potential of 23 dwelling units, an overall six-unit increase from the current potential density entitlement under the RU designation.

The subject property is zoned Multi-Family Residential (RM), which permits a range of residential development types. No change in zoning is proposed at this time. The RM district is consistent with both the current RU and proposed RLM land use designations. Both the existing use of the property and expressed intended future use of the property are consistent with the current zoning.

Surrounding Uses and Land Use Designations

The subject property is connected to Seminole Boulevard, approximately 800 feet to the east, and is just north of the Seminole Boulevard/Ulmerton Road intersection, which includes an assortment of higher intensity retail/commercial uses, including Largo Mall, and the Pinellas County Sheriff's Office campus. A significant amount of strip retail/commercial businesses can be found in this area along both Seminole Boulevard and Ulmerton Road, including Dunkin Donuts and PNC bank, each of which flank the 23rd Avenue SW intersection with Seminole Boulevard.

Directly adjacent to the subject property includes a mix of single-family and multi-family residential uses, a mobile home park, and a Lowe's home improvement store. Properties directly to the west, east and south located within unincorporated Pinellas County are designated Residential Low (RL) on the County's FLUM. Properties directly to the west, north and east located within the City of Largo are designated Commercial General (CG), Residential High (RH), and Residential Low (RL), respectively, on the Largo FLUM.

Flood Risk

The subject property is neither within the Coastal High Hazard Area (CHHA) nor the Coastal Storm Area (CSA). The east half of the subject property lies within Flood Zone X which is out of the 500-year floodplain. A portion of the west side of the property lies within the 100-year floodplain and includes a drainage easement. The latter, western portion of the property is currently undeveloped. The subject property is also within a Non-Hurricane Evacuation Zone.

Conclusion

The DRC is of the opinion that the proposed RLM designation is appropriate for the subject property. The subject property is currently developed with multi-family residential dwelling units spread out among five buildings. The current RU designation allows up to 17 total units on the property. The FLUM change to RLM would allow for a maximum potential of 23 dwelling units total on the property; thus, the land use change would entitle the property with six additional potential dwelling units above and beyond that which could currently be constructed.

The amendment is consistent with the Pinellas County Comprehensive Plan, will maintain the residential use character of 23rd Avenue SW, and will allow for overall additional and newer dwelling units for Pinellas County.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Urban	RM	Existing 12 multi-family units in multiple small buildings
Adjacent Properties:			
North	Largo	Largo	Multi-family
East	Residential Low & Largo	R-4 & Largo	Single Family
South	Residential Low	R-4	Single Family triplex, Vacant
West	Largo	Largo	Retail

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

Goal 1: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.2 The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.

Policy 1.2.3 Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Policy 1.2.5 The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: December 13, 2022

CORRESPONDENCE RECEIVED TO DATE: One email in opposition and one petition in opposition with 23 signatures.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

September 7, 2022: Seven members of the public appeared in opposition due to concerns regarding increases in traffic and flooding.

November 9, 2022: There were three letters of opposition and one petition in opposition. There were two members of the public that appeared in opposition. Based on neighborhood input, dead end street signage has been added within the last month.

ATTACHMENTS: (Maps)